



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**43 FALCON GARDENS**

Morningside, Edinburgh, EH10 4AR



This traditional main-door ground-floor apartment is an outstanding city residence with one bedroom and a box room/study. It offers spacious well-retained period features. The home further boasts a quality kitchen and on-trend bathroom, equipped with a roll-top freestanding bathtub and walk-in rainfall shower. It also has private front and rear gardens, and a highly desirable location in prestigious Morningside – one of the most sought-after postcodes in the capital.

Extras: integrated gas range cooker, integrated fridge/freezer, integrated dishwasher, and undercounter washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



## FEATURES

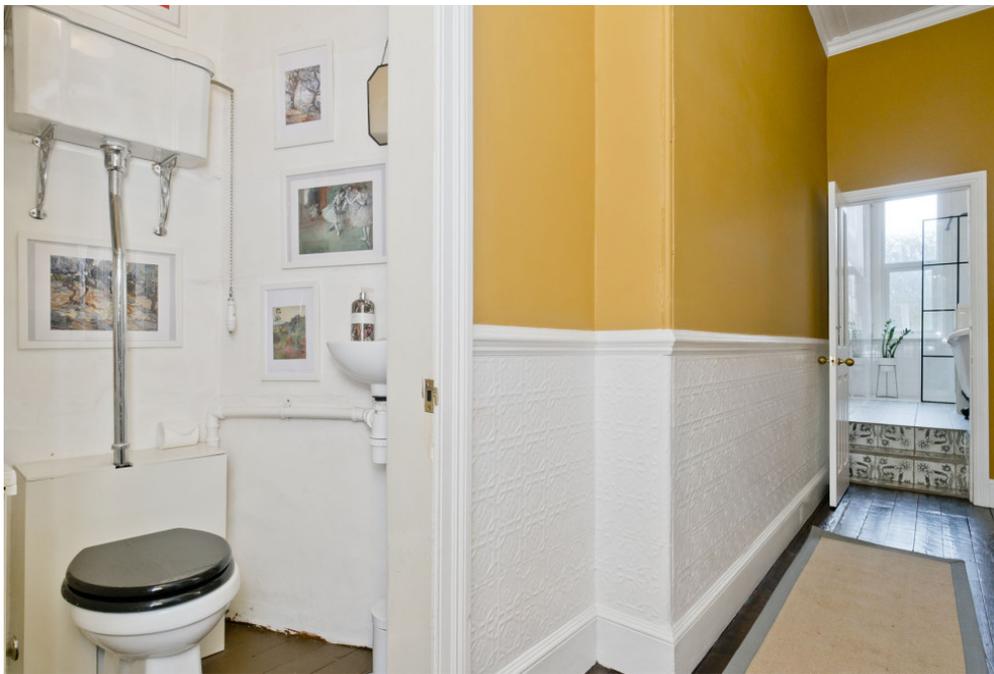
- A stylish ground-floor apartment
- Part of a traditional tenement building
- Situated in highly sought-after Morningside
- Sympathetic modern interiors
- Private main-door entrance
- Vestibule and central hall with WC
- Large living room with a bay window
- Chic kitchen/dining room and utility room
- Double bedroom with built-in wardrobe
- Versatile box room/study
- Quality bathroom with four-piece suite
- Well-kept, private front and rear gardens
- Controlled permit parking (Zone S2)







"A STYLISH AND SPACIOUS  
MAIN-DOOR APARTMENT  
FORMING PART OF A  
TRADITIONAL BUILDING IN  
PRESTIGIOUS  
MORNINGSIDE"





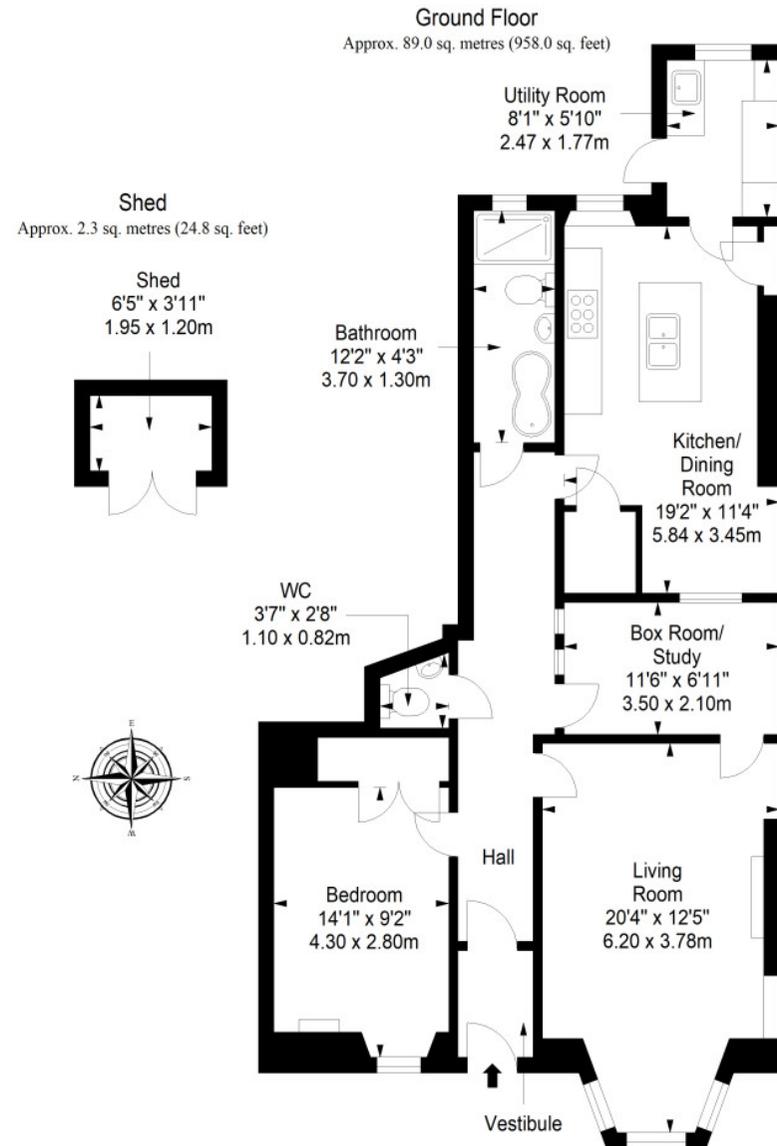
EPC RATING:

D

COUNCIL TAX BAND:

E

VIEWINGS: by appointment with Gilson Gray on 0131 516 5366



Total area: approx. 91.3 sq. metres (982.8 sq. feet)



# GILSON GRAY

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GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



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